

Acorn Star

FILED

JUN 8 2011

DEPARTMENT OF REAL ESTATE
BY: *R. M. DeHolt*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-35621 LA
)	
JENELL WILLIAMS,)	
)	
Respondent.)	
<hr/>		

ORDER SUSPENDING REAL ESTATE LICENSE

To: JENELL WILLIAMS
7202 Acorn Place
Rancho Cucamonga, CA 91739

On May 14, 2010, your real estate broker license was suspended on the terms, conditions, and restrictions set forth in the Real Estate Commissioner's Decision effective May 14, 2010 in Case No. H-35621 LA. Among those terms, conditions, and restrictions, you were required to provide proof satisfactory to the Commissioner of having taken and passed the Professional Responsibility Examination administered by the Department of Real Estate within six (6) months from the effective date of the Decision. The Commissioner has determined that you have failed to satisfy this condition.

NOW, THEREFORE, IT IS ORDERED under authority of the Decision issued in this matter that the real estate broker license heretofore issued to Respondent and the exercise

1 of any privileges thereunder are hereby suspended. This suspension may be lifted upon you
2 providing proof satisfactory to the Department of Real Estate of compliance with the condition
3 referred to above, or pending final determination after hearing (see "Hearing Right" set forth
4 below).

5 IT IS FURTHER ORDERED that all license certificates and identification cards
6 issued by the Department of Real Estate which are in your possession of Respondent be
7 immediately surrendered by personal delivery or by mailing in the enclosed self-addressed
8 envelope to:

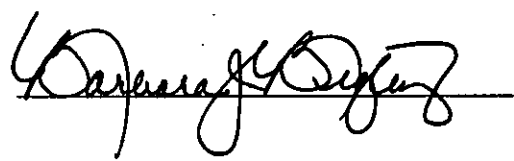
9 DEPARTMENT OF REAL ESTATE
10 Attention: Flag Section
11 P.O. Box 187000
12 Sacramento, CA 95818-7000

13 HEARING RIGHTS: You have the right to a hearing to contest the
14 Commissioner's determination that you are in violation of the Order issued in this matter. If
15 you desire a hearing, you must submit a written request. The request may be in any form, as
16 long as it is in writing and indicates that you want a hearing. Unless a written request for a
17 hearing, signed by or on behalf of you, is delivered or mailed to the Department of Real Estate
18 at 320 West 4th Street, Suite 350, Los Angeles, CA 90013-1105, within 20 days after the date
19 that this Order was mailed to or served on you, the Department of Real Estate will not be
20 obligated or required to provide you with a hearing.

21 This Order shall be effective immediately.

22 Dated: 5/17, 2011.

23 Real Estate Commissioner

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FILED

APR 14 2010

DEPARTMENT OF REAL ESTATE
BY: [Signature]

1 Department of Real Estate
2 320 West 4th Street, Ste. 350
3 Los Angeles, California 90013-1105
4 Telephone: (213) 576-6982
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7

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

) No. H-35621 LA
) L-2009091046

12 JANRIC ENTERPRISE INC. doing)
13 business as Bri-Hann Financial)
14 Services and JR Enterprise)
15 Financial Group; and JENELL WILLIAMS,)
16 individually and as designated)
17 officer of Janric Enterprise Inc.)

) STIPULATION
) AND
) AGREEMENT

18 Respondents,)
19)
20)
21)
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18 It is hereby stipulated by and between Respondents
19 JANRIC ENTERPRISE INC. and JENELL WILLIAMS, individually and as
20 designated officer of Janric Enterprise Inc., (sometimes
21 collectively referred to as "Respondents"), and the Complainant,
22 acting by and through Elliott Mac Lennan, Counsel for the
23 Department of Real Estate, as follows for the purpose of settling
24 and disposing of the Accusation ("Accusation") filed on January
25 15, 2009, in this matter:
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1 1. All issues which were to be contested and all
2 evidence which was to be presented by Complainant and Respondents
3 at a formal hearing on the Accusation, which hearing was to be
4 held in accordance with the provisions of the Administrative
5 Procedure Act ("APA"), shall instead and in place thereof be
6 submitted solely on the basis of the provisions of this
7 Stipulation and Agreement ("Stipulation").

8 2. Respondents have received, read and understand the
9 Statement to Respondent, the Discovery Provisions of the APA and
10 the Accusation filed by the Department of Real Estate in this
11 proceeding.

12 3. Respondents timely filed a Notice of Defense
13 pursuant to Section 11506 of the Government Code for the purpose
14 of requesting a hearing on the allegations in the Accusation.
15 Respondents hereby freely and voluntarily withdraw said Notice of
16 Defense. Respondents acknowledge that they understand that by
17 withdrawing said Notice of Defense they thereby waive their right
18 to require the Commissioner to prove the allegations in the
19 Accusation at a contested hearing held in accordance with the
20 provisions of the APA and that they will waive other rights
21 afforded to them in connection with the hearing such as the right
22 to present evidence in their defense and the right to cross-
23 examine witnesses.
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1 4. This Stipulation is based on the factual
2 allegations contained in the Accusation. In the interest of
3 expedience and economy, Respondents choose not to contest these
4 allegations, but to remain silent and understand that, as a
5 result thereof, these factual allegations, without being admitted
6 or denied, will serve as a prima facie basis for the disciplinary
7 action stipulated to herein. The Real Estate Commissioner shall
8 not be required to provide further evidence to prove said factual
9 allegations.

10 5. This Stipulation is made for the purpose of
11 reaching an agreed disposition of this proceeding and is
12 expressly limited to this proceeding and any other proceeding or
13 case in which the Department of Real Estate ("Department"), the
14 state or federal government, or any agency of this state, another
15 state or federal government is involved.

16 6. It is understood by the parties that the Real
17 Estate Commissioner may adopt this Stipulation as his Decision in
18 this matter thereby imposing the penalty and sanctions on
19 Respondents' real estate licenses and license rights as set forth
20 in the "Order" herein below. In the event that the Commissioner
21 in his discretion does not adopt the Stipulation, it shall be
22 void and of no effect and Respondents shall retain the right to a
23 hearing and proceeding on the Accusation under the provisions of
24 the APA and shall not be bound by any stipulation or waiver made
25 herein.
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1 7. The Order or any subsequent Order of the Real
2 Estate Commissioner made pursuant to this Stipulation shall not
3 constitute an estoppel, merger or bar to any further
4 administrative or civil proceedings by the Department of Real
5 Estate with respect to any matters which were not specifically
6 alleged to be causes for Accusation in this proceeding but do
7 constitute a bar, estoppel and merger as to any allegations
8 actually contained in the Accusations against Respondent herein.

9 8. Respondents understand that by agreeing to this
10 Stipulation, Respondents agree to pay, pursuant to Business and
11 Professions Code Section 10148, the cost of the audit. The
12 amount of said cost for the audit is \$6,299.28.

13 9. Respondents have received, read, and understand the
14 "Notice Concerning Costs of Subsequent Audit". Respondents
15 further understand that by agreeing to this Stipulation, the
16 findings set forth below in the Determination of Issues become
17 final, and the Commissioner may charge Respondents for the cost
18 of any subsequent audit conducted pursuant to Business and
19 Professions Code Section 10148 to determine if the violations
20 have been corrected. The maximum cost of the subsequent audit
21 will not exceed \$6,299.28.

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2 DETERMINATION OF ISSUES

3 By reason of the foregoing, it is stipulated and agreed
4 that the following determination of issues shall be made:

5 I.

6 The conduct, acts or omissions of JANRIC ENTERPRISE
7 INC. and JENELL WILLIAMS, as described in Paragraph 4, above, are
8 in violation of Sections 10159.5, 10161.8, 10240 and 10241 of the
9 Business and Professions Code ("Code") and Sections 2731,
10 2742(c), 2752, 2831.1, 2831.2, 2840.1, 2832(a) and 2950(d),
11 2950(h) and 2951 of Title 10, Chapter 6 of the California Code of
12 Regulations ("Regulations") and is a basis for discipline of
13 Respondents' license and license rights as violation of the Real
14 Estate Law pursuant to Code Sections 10177(d) and 10177(g).

15 II.

16 The conduct, acts or omissions of JENELL WILLIAMS, as
17 described in Paragraph 4, above, are in violation of Code Section
18 10159.2 and is a basis for discipline of Respondent's license and
19 license rights as violation of the Real Estate Law pursuant to
20 Code Section and 10177(h).

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ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

I.

All license and license rights of Respondent JANRIC ENTERPRISE INC. are revoked.

II.

All licenses and licensing rights of Respondent JENELL WILLIAMS under the Real Estate Law suspended for a period of thirty (30) days from the effective date of this Decision.

A. Provided, however, that if Respondent requests, said thirty day suspension (or a portion thereof) shall be stayed for two (2) years upon condition that:

1. Respondent pays a monetary penalty pursuant to Section 10175.2 of the Business and Professions Code at the rate of \$116.66 per day for each day of the thirty day suspension for a total monetary penalty of \$3,500.

2. Said payment shall be in the form of a cashier's check or certified check made payable to the Recovery Account of the Real Estate Fund. Said check must be received by the Department prior to the effective date of the Decision in this matter.

3. No further cause for disciplinary action against the real estate license of Respondent occurs within two (2) years from the effective date of the Decision in this matter.

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1 4. If Respondent fails to pay the monetary penalty in
2 accordance with the terms of the Decision, the Commissioner may,
3 without a hearing, order the immediate execution of all or any
4 part of the stayed suspension, in which event Respondent shall
5 not be entitled to any repayment nor credit, prorated or
6 otherwise, for money paid to the Department under the terms of
7 this Decision.

8 5. If Respondent pays the monetary penalty and if no
9 further cause for disciplinary action against the real estate
10 license of Respondent occurs within two (2) years from the
11 effective date of the Decision, the stay hereby granted shall
12 become permanent.

13 III.

14 Pursuant to Section 10148 of the Business and
15 Professions Code, Respondent JENELL WILLIAMS shall pay the
16 Commissioner's reasonable cost for (a) the audit which led to
17 this disciplinary action (b) a subsequent audit to determine if
18 Respondent is now in compliance with the Real Estate Law. The
19 cost of the audit which led to this disciplinary action is
20 \$6,299.28. In calculating the amount of the Commissioner's
21 reasonable cost, the Commissioner may use the estimated average
22 hourly salary for all persons performing audits of real estate
23 brokers, and shall include an allocation for travel time to and
24 from the auditor's place of work. Said amount for the prior and
25 subsequent audits shall not exceed \$12,598.56.
26

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1 Respondent shall pay such cost within 60 days of
2 receiving an invoice from the Commissioner detailing the
3 activities performed during the audit and the amount of time
4 spent performing those activities.

5 The Commissioner may suspend the license of Respondent
6 pending a hearing held in accordance with Section 11500, et seq.,
7 of the Government Code, if payment is not timely made as provided
8 for herein, or as provided for in a subsequent agreement between
9 the Respondent and the Commissioner. The suspension shall remain
10 in effect until payment is made in full or until Respondent
11 enters into an agreement satisfactory to the Commissioner to
12 provide for payment, or until a decision providing otherwise is
13 adopted following a hearing held pursuant to this condition.

14 IV.

15 All licenses and licensing rights of Respondent JENELL
16 WILLIAMS are indefinitely suspended unless or until Respondent
17 provides proof satisfactory to the Commissioner, of having taken
18 and successfully completed the continuing education course on
19 trust fund accounting and handling specified in paragraph (3) of
20 subdivision (a) of Section 10170.5 of the Business and
21 Professions Code. Proof of satisfaction of this requirement
22 includes evidence that Respondent has successfully completed the
23 trust fund account and handling continuing education course
24 within 120 days prior to the effective date of the Decision.

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V.

1 Respondent JENELL WILLIAMS shall within six (6) months
2
3 from the effective date of the Decision herein, take and pass the
4 Professional Responsibility Examination administered by the
5 Department including the payment of the appropriate examination
6 fee. If Respondent fails to satisfy this condition, the
7 Commissioner may order suspension of Respondent's license until
8 Respondent passes the examination.

9 VI.

10 Respondent shall, within nine (9) months from the
11 effective date of this Decision, present evidence satisfactory to
12 the Real Estate Commissioner that Respondent has, since the most
13 recent issuance of an original or renewal real estate license,
14 taken and successfully completed the continuing education
15 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
16 for renewal of a real estate license. If Respondent fails to
17 satisfy this condition, the Commissioner may order the suspension
18 of Respondent's license until Respondent presents such evidence.
19 The Commissioner shall afford Respondent the opportunity for a
20 hearing pursuant to the Administrative Procedure Act to present
21 such evidence.
22
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25 DATED: 3-25-10

26 ELM
 ELLIOTT MAC LENNAN, Counsel for
 the Department of Real Estate

* * *

EXECUTION OF THE STIPULATION

1
2 We have read the Stipulation. Its terms are understood
3 by us and are agreeable and acceptable to us. We understand that
4 we are waiving rights given to us by the California
5 Administrative Procedure Act (including but not limited to
6 Sections 11506, 11508, 11509 and 11513 of the Government Code),
7 and we willingly, intelligently and voluntarily waive those
8 rights, including the right of requiring the Commissioner to
9 prove the allegations in the Accusation at a hearing at which we
10 would have the right to cross-examine witnesses against us and to
11 present evidence in defense and mitigation of the charges.
12

MAILING AND FACSIMILE

13
14 Respondents (1) shall mail the original signed
15 signature page of the stipulation herein to Elliott Mac Lennan:
16 Attention: Legal Section, Department of Real Estate, 320 W.
17 Fourth St., Suite 350, Los Angeles, California 90013-1105.
18 Respondents shall also (2) facsimile a copy of signed signature
19 page, to the Department at the following telephone/fax number:
20 (213) 576-6917, Attention: Elliott Mac Lennan.
21

22 A facsimile constitutes acceptance and approval of the
23 terms and conditions of this stipulation. Respondents agree,
24 acknowledge and understand that by electronically sending to the
25 Department a facsimile copy of Respondents' actual signature as
26 it appears on the stipulation that receipt of the facsimile copy
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by the Department shall be as binding on Respondents as if the Department had received the original signed stipulation.

DATED: 3-10-2000

Jenell Williams
JANRIC ENTERPRISE INC. a corporate
real estate broker,
Respondent
By: JENELL WILLIAMS, designated
officer of Janric Enterprise Inc.

DATED: 3-10-2010

Jenell Williams
JENELL WILLIAMS, individually and
as designated officer of JANRIC
ENTERPRISE INC.,
Respondent

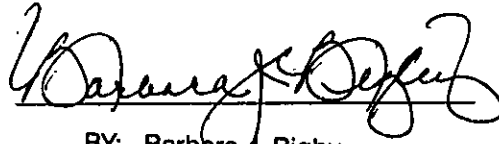
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The foregoing Stipulation and Agreement is hereby
adopted as my Decision as to Respondents JANRIC ENTERPRISE INC.
and JENELL WILLIAMS individually and as designated officer of
Janric Enterprise Inc. and shall become effective at 12 o'clock
noon on May 14, 2010.

IT IS SO ORDERED 4/6, 2010.

JEFF DAVI
Real Estate Commissioner



BY: Barbara J. Bigby
Chief Deputy Commissioner

ELLIOTT MAC LENNAN, SBN 66674
Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6911 (direct)
-or- (213) 576-6982 (office)

FILED

JAN 15 2009

DEPARTMENT OF REAL ESTATE
BY: *Aery*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)

No. H- 35621 LA

JANRIC ENTERPRISE INC. doing)
business as Bri-Hann Financial)
Services and JR Enterprise)
Financial Group; and JENELL WILLIAMS,)
individually and as designated)
officer of Janric Enterprise Inc.)

A C C U S A T I O N

Respondents.)

The Complainant, Robin Trujillo, a Deputy Real Estate
Commissioner of the State of California, for cause of Accusation
against JANRIC ENTERPRISE INC. dba Bri-Hann Financial Services
and JR Enterprise Financial Group; and JENELL WILLIAMS,
individually and as designated officer of Janric Enterprise Inc.,
alleges as follows:

///

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1.

1 The Complainant, Robin Trujillo, acting in her official
2 capacity as a Deputy Real Estate Commissioner of the State of
3 California, makes this Accusation against JANRIC ENTERPRISE INC.
4 and JENELL WILLIAMS.
5

2.

6 All references to the "Code" are to the California
7 Business and Professions Code and all references to "Regulations"
8 are to Title 10, Chapter 6, California Code of Regulations.
9

10 LICENSE HISTORY

3.

11
12 A. At all times mentioned, JANRIC ENTERPRISE INC.
13 ("JEI") was licensed or had license rights issued by the
14 Department of Real Estate ("Department") as a restricted real
15 estate broker. On March 13, 1996, JEI was originally licensed as
16 a corporate real estate broker.

17 On February 16, 1999, in case number H-28017 LA, JEI's
18 broker license was suspended, as more fully set forth below in
19 Paragraph 11.

20 B. At all times mentioned, JENELL WILLIAMS
21 ("WILLIAMS") was licensed or had license rights issued by the
22 Department as a real estate broker. On August 17, 1981, WILLIAMS
23 was originally licensed as a real estate salesperson. On January
24 24, 1997, WILLIAMS was originally licensed as a real estate
25 broker. On May 6, 2002, WILLIAMS was licensed as the designated
26 officer or JEI; and
27

1 C. At all times material herein, JEI was licensed by
2 the Department as a corporate restricted real estate broker by
3 and through WILLIAMS, as the designated officer and broker
4 responsible, pursuant to Code Section 10159.2 of the Business and
5 Professions Code for supervising the activities requiring a real
6 estate license conducted on behalf JEI of by JEI's officers,
7 agents and employees, including WILLIAMS.

8 BROKERAGE

9 JANRIC ENTERPRISE INC.

10 4.

11 At all times mentioned, in Culver City, County of Los
12 Angeles, JEI acted as a real estate broker and conducted licensed
13 activities within the meaning of:

14 A. Code Section 10131(d). JEI operated a mortgage and
15 loan brokerage dba Bri-Hann Financial Services and JR Enterprise
16 Financial Group; and

17 B. In addition, JEI conducted broker-controlled
18 escrows through its escrow division, Bri-Hann Escrow, under the
19 exemption set forth in California Financial Code Section
20 17006(a)(4) for real estate brokers performing escrows incidental
21 to a real estate transaction where the broker is a party and
22 where the broker is performing acts for which a real estate
23 license is required.
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AUDIT EXAMINATION

JANRIC ENTERPRISE INC.

5.

On August 29, 2008, the Department completed an audit examination of the books and records of JEI pertaining to the mortgage loan and broker-escrow activities described in Paragraph 4 that require a real estate license. The audit examination covered a period of time beginning on January 1, 2007 to May 15, 2008. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Report LA 080001 and LA 080002 and the exhibits and work papers attached to said audit report.

TRUST ACCOUNT

6.

At all times mentioned, in connection with the activities described in Paragraph 4, above, JEI accepted or received funds including funds in trust (hereinafter "trust funds") from or on behalf of actual or prospective parties, including lenders, borrowers, homeowners and escrow holders, to mortgage loan transactions handled by JEI and thereafter made deposits and or disbursements of such funds. From time to time herein mentioned during the audit period, said trust funds were deposited and/or maintained by JEI in the bank account as follows:

///

1 "Bri-Hann
Account No. 037-8265912"
Wells Fargo Bank
2 Portland, Oregon

(escrow trust account)

3
4 VIOLATIONS OF THE REAL ESTATE LAW

5 7.

6 In the course of activities described in Paragraphs 4
7 and 6, above, and during the examination period described in
8 Paragraph 5, Respondents JEI and WILLIAMS, acted in violation of
9 the Code and the Regulations in that they:

10 (a) Used the fictitious names of "JR enterprise, Bri-
11 Hann, and Bri-Hann Escrow", to conduct licensed activities
12 including mortgage loans and broker-controlled escrows without
13 holding a license bearing said fictitious business names, in
14 violation of Code Section 10159.5 and Regulation 2731.

15 (b) Failed to maintain an accurate and complete
16 separate record for each beneficiary or transaction, thereby
17 failing to account for all trust funds received, deposited and
18 disbursed for the escrow trust account, as required by Code
19 Section 10145 and Regulations 2831.1, 2950(d) and 2951.

20 (c) Failed to perform a monthly reconciliation of the
21 balance of all separate beneficiary or transaction records
22 maintained pursuant to Regulation 2831.1 with the record of all
23 trust funds received and disbursed by the escrow trust account,
24 as required by Code Section 10145 and Regulation 2831.2, 2950(d)
25 and 2951.
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1 (d) Failed to retain an approved, true and correct copy
2 of a Department of Real Estate approved Mortgage Loan Disclosure
3 Statement signed by the broker for borrowers Kobie Conner and
4 Brigitta Croll, in violation of Code Section 10240 and Regulation
5 2840 and 2840.1.

6 (e) Failed to advise all parties to its escrow
7 operation, "Bri-Hann Escrow" of its ownership of and financial
8 interest in said escrow operation, as required by Code Section
9 10145 and Regulation 2950(h).

10 (f) Failed to disburse from the escrow trust account
11 broker fees totaling \$4,910.83, within twenty-five days of
12 deposit, in violation of Code Section 10145 and Regulation 2835.

13 (g) Failed to notify the Department of the employment
14 and termination of all JEI's salespersons, as required by Code
15 Section 10161.8 and Regulation 2752. JEI's salespersons were
16 licensed under the individual license of WILLIAM's.

17 (h) The escrow trust account was not in the name of the
18 broker as trustee at a bank or other financial institution, nor
19 designated as a trust account, in violation of Code Section 10145
20 of the Code and Regulations 2832(a), 2950(d) and 2951.

21 (i) On or about July 1, 2005, JEI's corporate status
22 was suspended by the California Franchise Tax Board, yet JEI
23 continued to conduct operations to date, in violations of Code
24 Section 10177(f) and Regulation 2742(c); and
25

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1 (j) Failed to maintain an adequate control record in
2 the form of a columnar record in chronological order of all trust
3 funds received, deposited and disbursed by the escrow trust fund,
4 as required by Code Section 10145 and Regulations 2831, 2950(d)
5 and 2951.

6 DISCIPLINARY STATUES AND REGULATIONS

7 8.

8 The conduct of Respondents JEI and WILLIAMS described
9 in Paragraph 7, above, violated the Code and the Regulations as
10 set forth below:

11 PARAGRAPH

PROVISIONS VIOLATED

12
13 7(a)

Code Section 10159.5 and Regulation
14 2731

15
16
17 7(b)

Code Section 10145 and Regulations
18 2831.1, 2950(d) and 2951

19
20 7(c)

Code Section 10145 and Regulations
21 2831.2, 2950(d) and 2951

22
23
24 7(d)

Code Sections 10240 and 10241 and
25 Regulation 2840.1

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- 7(e) Code Section 10145 and Regulation 2950(h)
- 7(f) Code Section 10145 and Regulation 2835
- 7(g) Code Section 10161.8 and Regulation 2752
- 7(h) Code Section 10145 and Regulations 2832(a), 2950(d) and 2951
- 7(i) Regulation 2742(c)
- 7(j) Code Section 10145 and Regulation 2831

The foregoing violations constitute cause for the suspension or revocation of the real estate license and license rights of JEI and WILLIAMS, under the provisions of Code Sections 10177(d) and/or 10177(g).

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9.

1
2 The overall conduct of Respondents JEI and WILLIAMS
3 constitutes negligence or incompetence. This conduct and
4 violation are cause for the suspension or revocation of the real
5 estate license and license rights of Respondents JEI and WILLIAMS
6 pursuant to Code Section 10177(g).

7
8 10.

9 The overall conduct of Respondent WILLIAMS constitutes
10 a failure on Respondent's part, as officer designated by a
11 corporate broker licensee, to exercise the reasonable supervision
12 and control over the licensed activities of JEI as required by
13 Code Section 10159.2, and to keep JEI in compliance with the Real
14 Estate Law, and is cause for the suspension or revocation of the
15 real estate license and license rights of WILLIAMS pursuant to
16 the provisions of Code Section 10177(h).

17 PRIOR DEPARTMENT ACTION

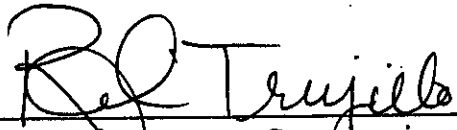
18 11.

19 On February 16, 1999 in Case No. H-28017 LA, an
20 Accusation was filed against Respondents JANRIC ENTERPRISE INC.
21 and JENELL WILLIAMS, which resulted in discipline by suspension
22 for violations of Code Sections 10145 and 10177(d) and
23 Regulations 2821, 2831.1, 2831.2, 2832, 2832,1 and 2834,
24 effective November 1, 1999 and released November 6, 1999.
25 0 and Sections 2731, 2830, 2834 and 2950(h) of Title 10, Chapter
26 6, California Code of Regulations.
27

1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against the license and license rights of Respondents
5 JANRIC ENTERPRISE INC. dba Compass Realty, and JENELL WILLIAMS,
6 under the Real Estate Law (Part 1 of Division 4 of the Business
7 and Professions Code) and for such other and further relief as
8 may be proper under other applicable provisions of law.

9 Dated at Los Angeles, California

10 this 13 day of January 2009.

11 
12 _____
13 Deputy Real Estate Commissioner

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24 cc: Janric Enterprise Inc.
25 c/o Jenell Williams D.O.
26 Robin Trujillo
27 Sacto
Audits - Godswill Keraoru